

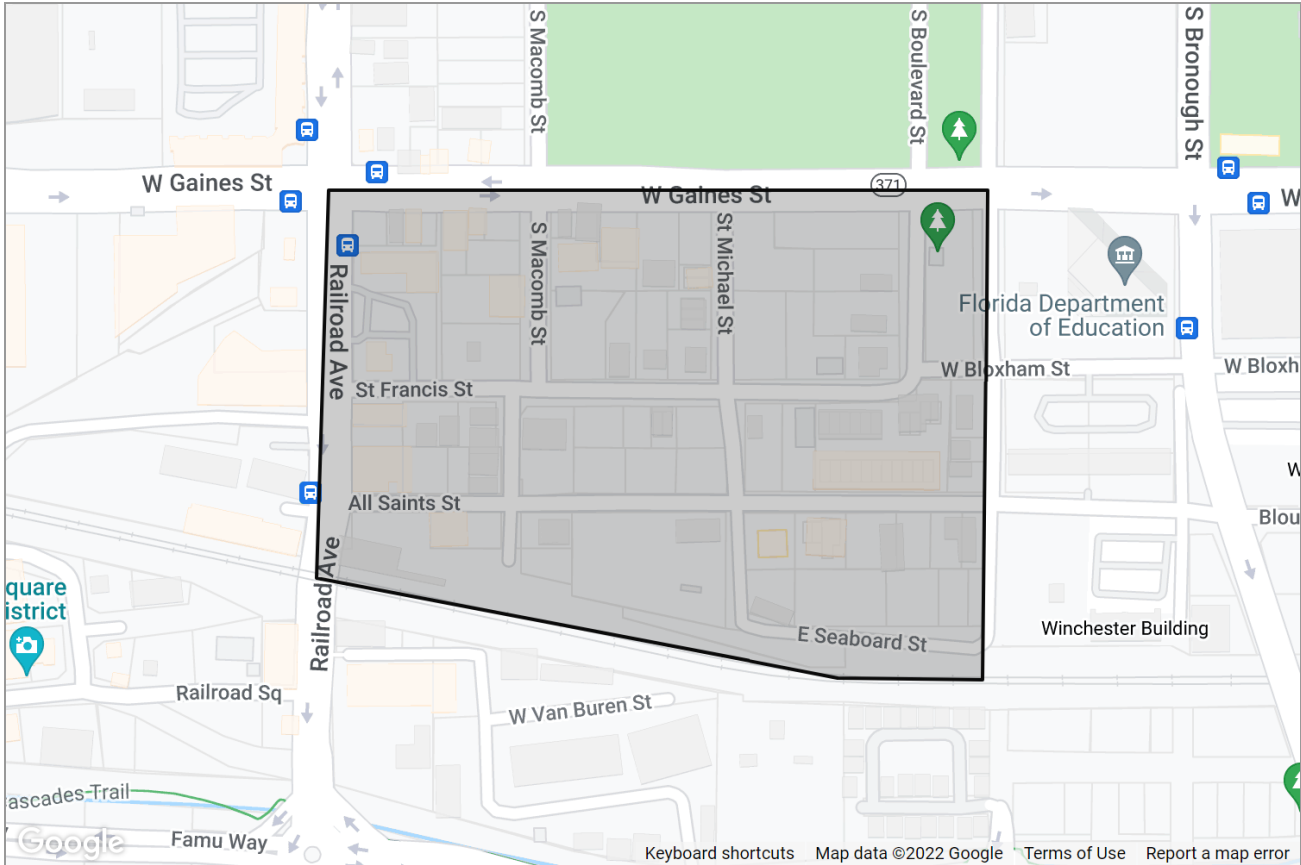


CATRS CAPITAL AREA TECHNOLOGY & REALTOR® SERVICES

A Subsidiary of **Tallahassee** BOARD OF REALTORS®

MARKET ACTIVITY REPORT

All Saints in Tallahassee, FL



Presented by
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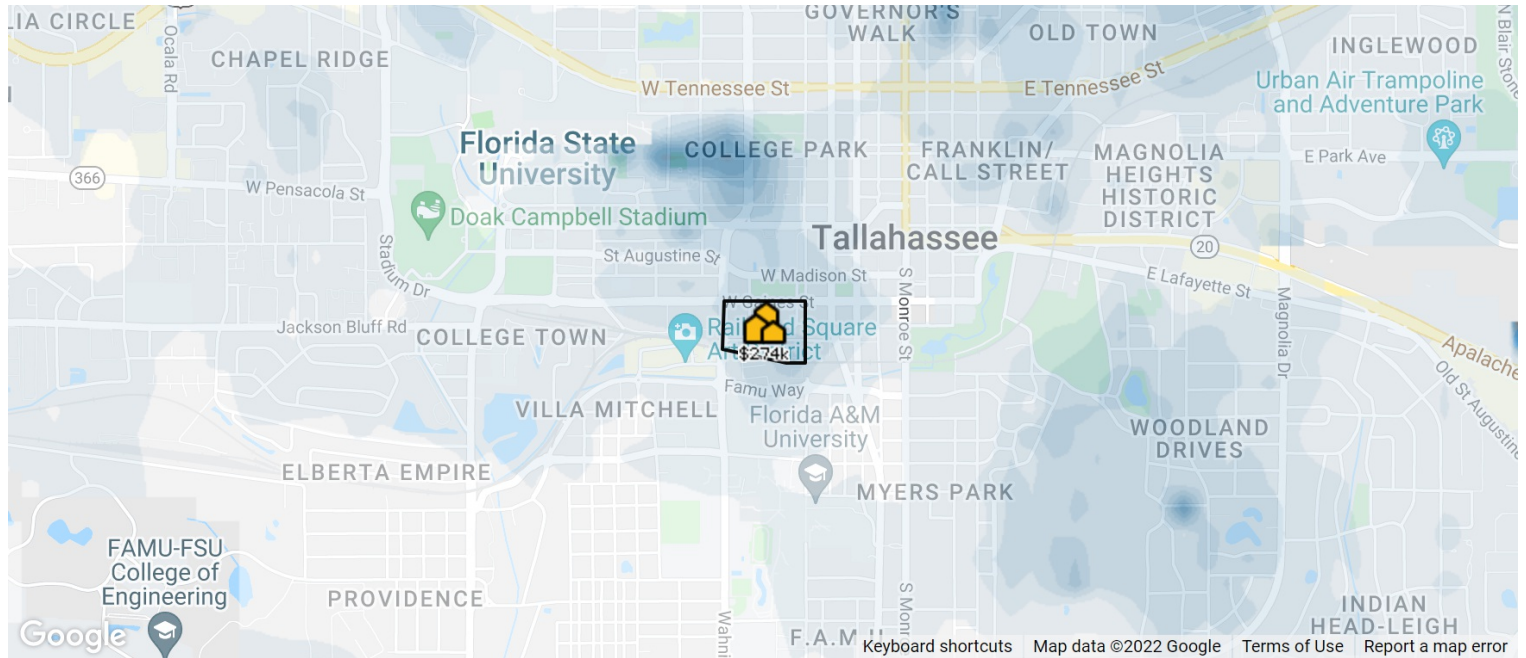
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Ketcham Realty Group
1203 Thomasville Road
Tallahassee, FL 32303



All Saints in Tallahassee, FL

Market Snapshot: Estimated Home Values



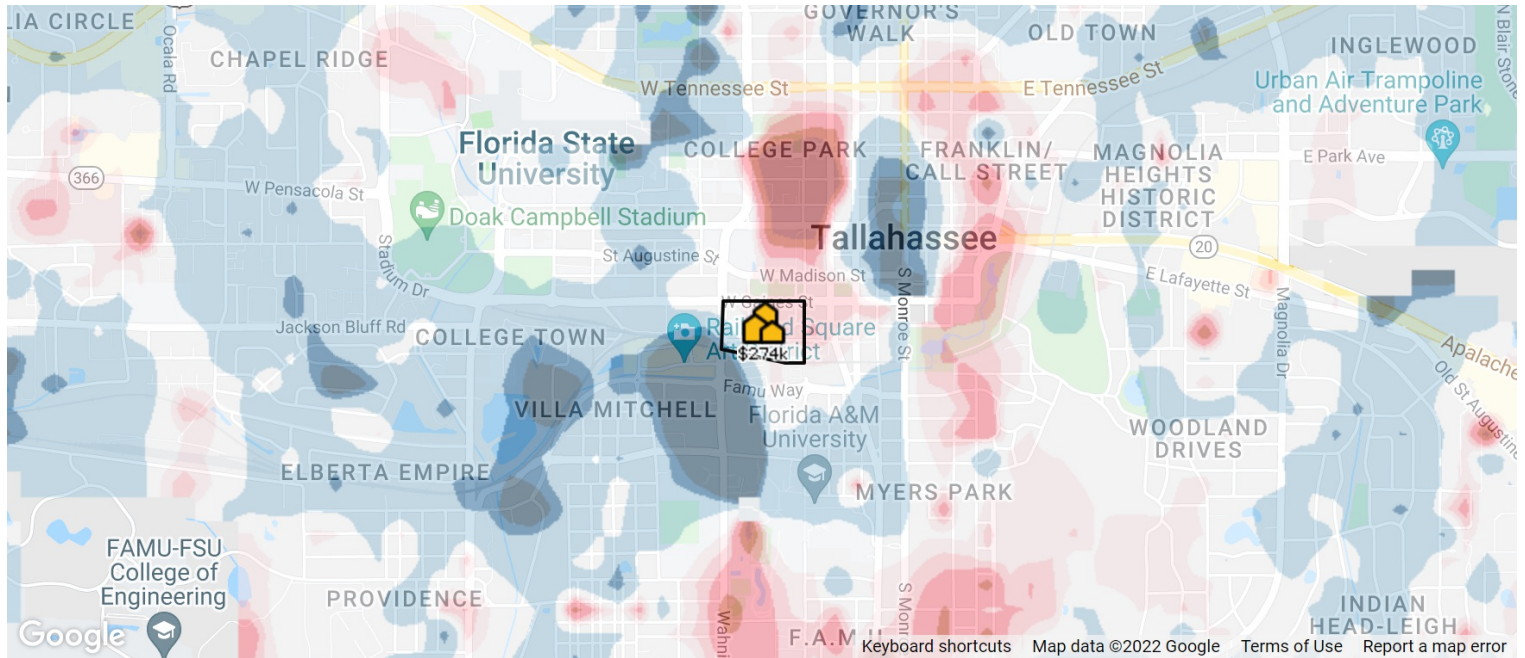
This map layer shows the average estimated home values, based on the AVMs and RVMs® for properties in an area. Source(s): Public records and MLS data where licensed; updated Quarterly.

<p>Median Est. Home Value</p> <p>\$274K</p> <p>Updated: 2/28/2022</p>	<p>Change Over Last Month</p> <p>↑ 8.18%</p>	<p>Change Over Last 3 Months</p> <p>↓ 1.39%</p>	<p>Change Over Last 12 Months</p> <p>↑ 4.16%</p>	<p>Change Over Last 24 Months</p> <p>↑ 52.05%</p>
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About this Data: Estimated home values are generated by a valuation model and are not formal appraisals. Valuations are based on public records and MLS data where licensed. The metrics shown here reflect **All Residential Properties** data.

All Saints in Tallahassee, FL

Market Snapshot: 12-Month Change in Estimated Value



-15% 2.5% +20%

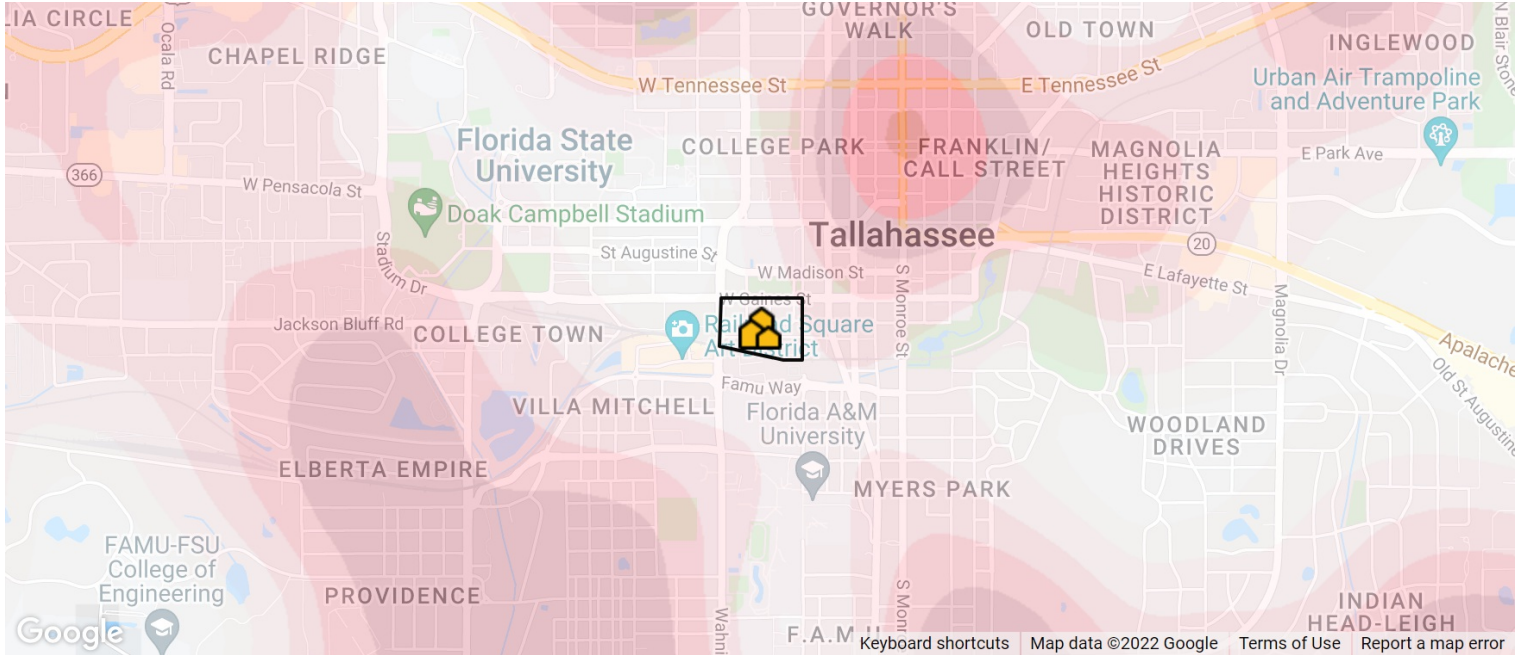
This map layer shows the change in estimated home values over the past 12 months, based on the AVMs and RVMs® for properties in an area. Source(s): Public records and MLS data where licensed; updated Quarterly.

<p>Median Est. Home Value</p> <p>\$274K</p> <p>Updated: 2/28/2022</p>	<p>Change Over Last 12 Months</p> <p>↑ 4.16%</p>	<p>Change Over Last 24 Months</p> <p>↑ 52.05%</p>	<p>Change Over Last 36 Months</p> <p>↑ 4.77%</p>
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About this Data: Estimated home values are generated by a valuation model and are not formal appraisals. Valuations are based on public records and MLS data where licensed. The metrics shown here reflect **All Residential Properties** data.

All Saints in Tallahassee, FL

Market Snapshot: Concentration of Distressed Properties



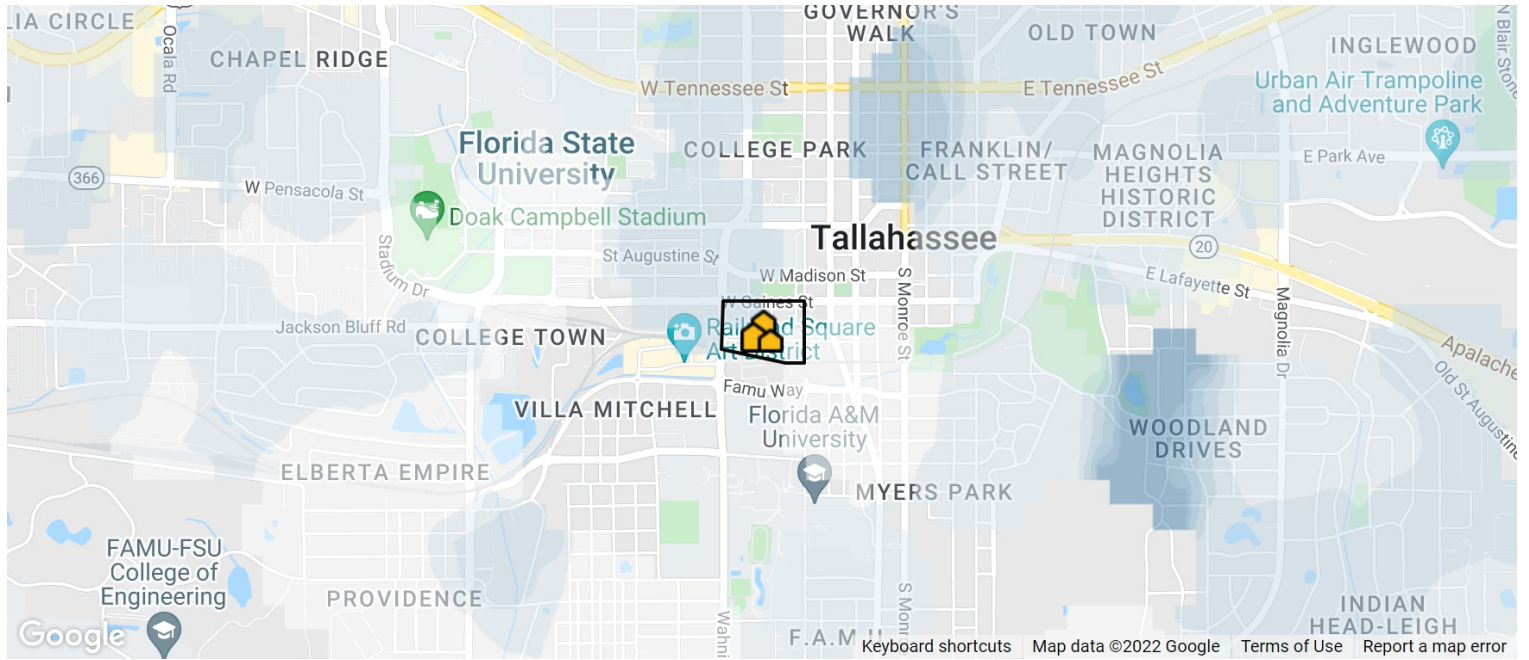
This map layer shows the concentration of distressed properties, in areas where RPR has MLS data. Source(s): MLS data; updated Quarterly.

<p>Total # of Distressed Properties</p> <p>0</p> <p>Updated: 3/5/2022</p>	<p># of Pre-Foreclosures</p> <p>0</p>	<p># of Foreclosures</p> <p>0</p>	<p># of Foreclosed</p> <p>0</p>
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About this data: The metrics displayed here reflect distressed property counts (listings and public records) for **All Residential Properties** as of 3/5/2022.

All Saints in Tallahassee, FL

Market Snapshot: Sales Price



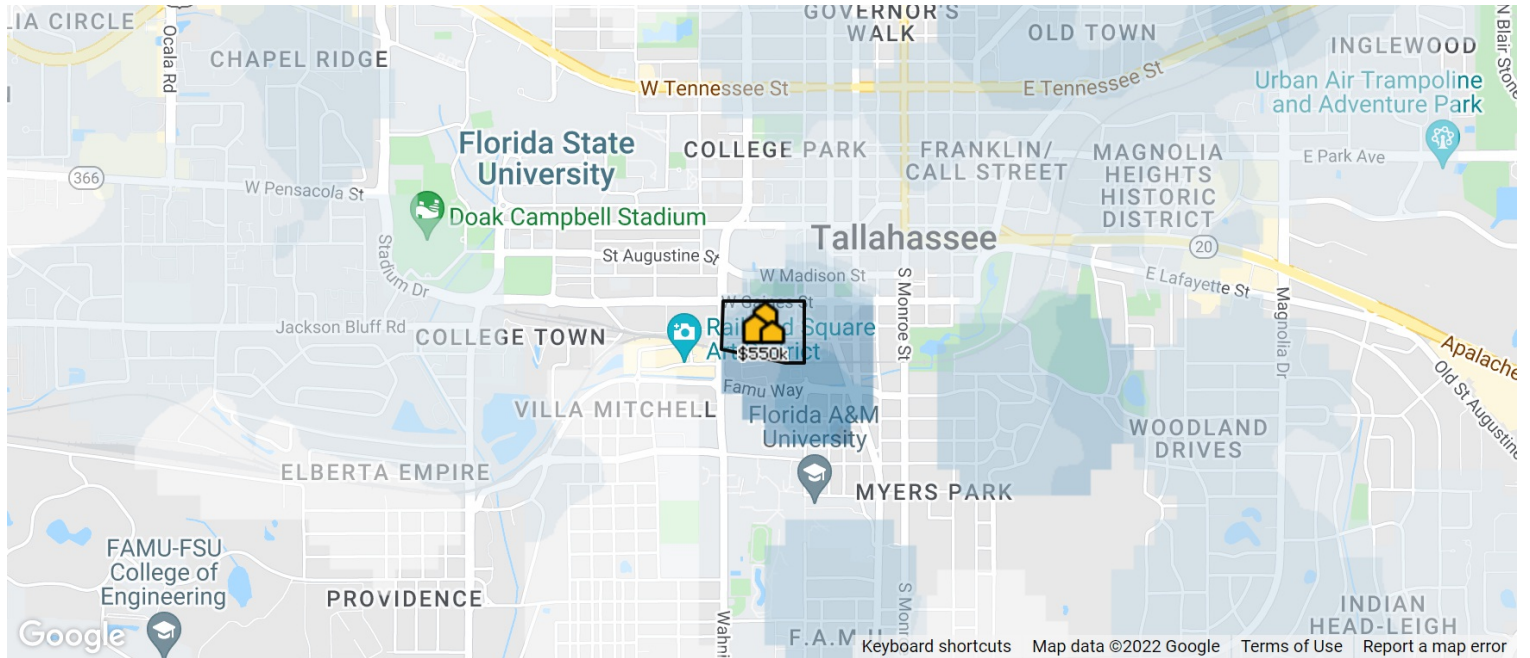
Legend for average sales price:
 < \$100k \$500k > \$5m

This map layer shows the average sales price for properties sold in the previous six months, in areas where RPR has MLS data. Source(s): MLS data; updated Quarterly.

About this data: The Metrics displayed here reflect median sales price for **All Residential Properties** using **MLS listing** data.

All Saints in Tallahassee, FL

Market Snapshot: List Price



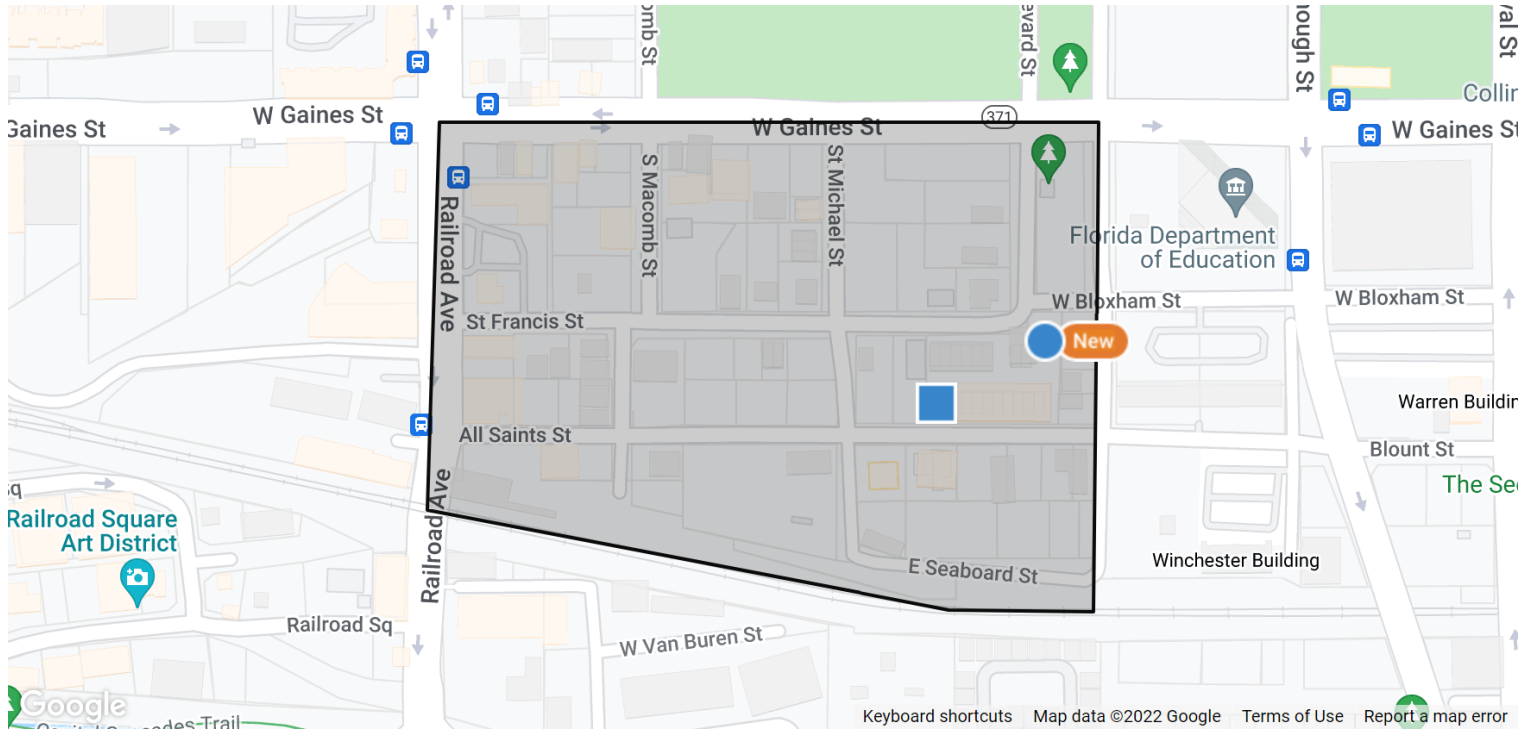
This map layer shows the average listing price for properties in the previous six months, in areas where RPR has MLS data. Source(s): MLS data; updated Quarterly.

Median List Price
\$550K
 Updated: 1/31/2022



Change Over Last 12 Months
4.76%

About this data: The Metrics displayed here reflect median list price for **All Residential Properties** using **MLS listing** data.

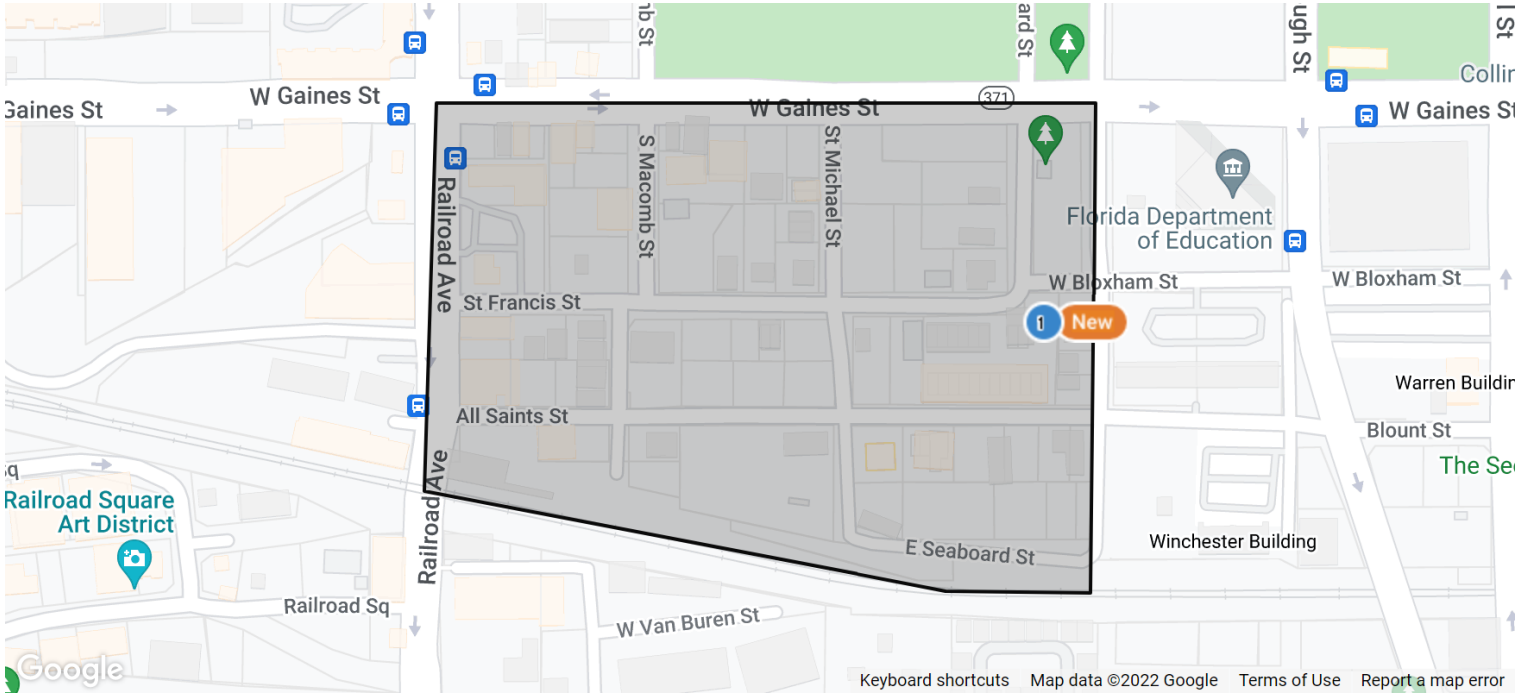
Market Activity Summary Stats



Search Criteria | **Location:** All Saints in Tallahassee, FL; **Date:** Changes in the Last 3 Months; **Transaction Types:** For Sale, For Lease; **Change Types:** New Listings, Pending, Closed, Distressed; **Property Types:** Single Family, Condo/Townhouse/Apt., CoOp; **Beds:** 3 – No Max; **Baths:** 2 – No Max; **Maximum Properties per Change Type:** 10; **Sort Order:** Recently updated

	 New Listings	 Closed
Number of Properties	1	1
Low Price / Value	\$468,000	\$399,500
Median Price / Value	\$468,000	\$399,500
High Price / Value	\$468,000	\$399,500
Average Price / Sq. Ft.	\$194	\$178
Median Price / Sq. Ft.	\$194	\$178
Average Days in RPR	31	34
Median Days in RPR	31	34
Total Volume	\$468,000	\$399,500

All Saints in Tallahassee, FL



New Listings: 1

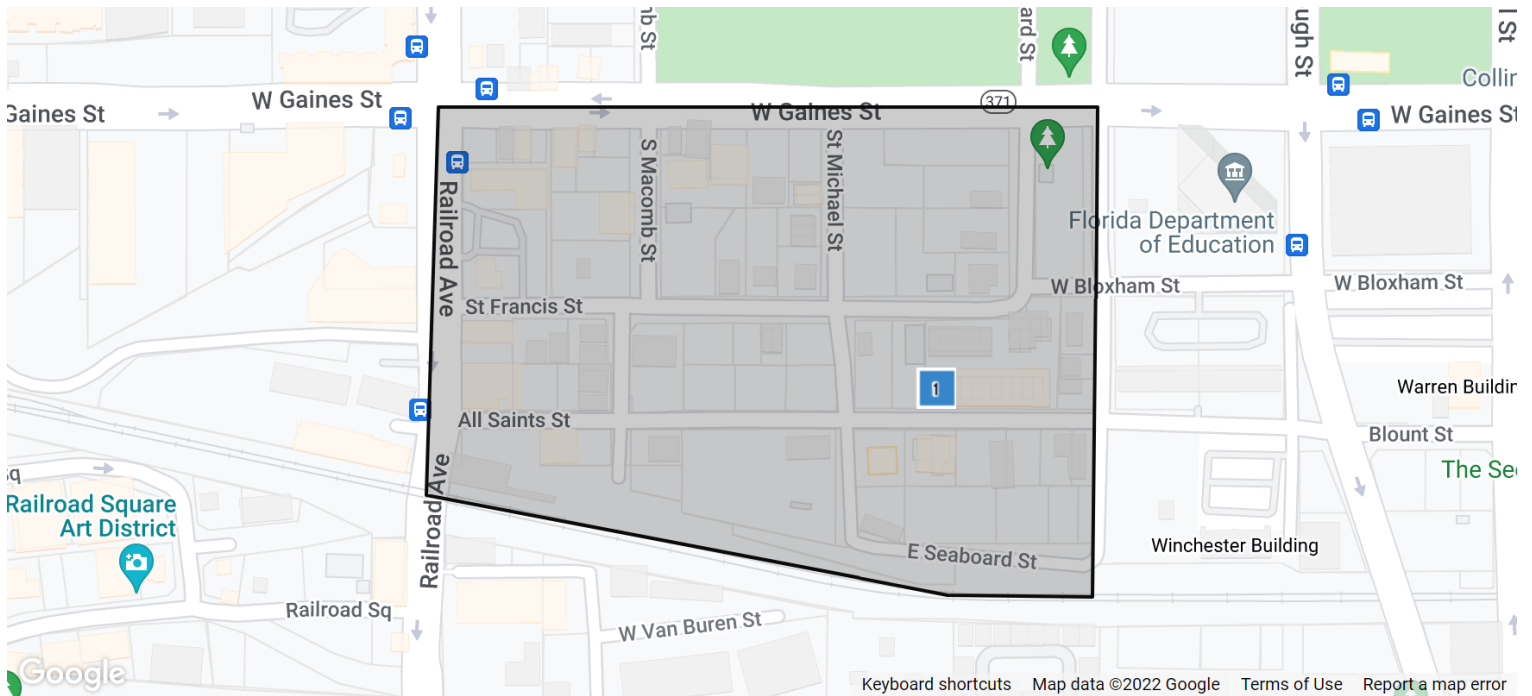


1 ● Active *MLS ID: 341747*


403 Saint Francis St Single Family 4/2 2,407 7,840 1925 2/2/2022 \$468,000 \$194

New roof and specialty inspections on electrical and plumbing; both came back very favorable. This gorgeous 1925 craftsman style bungalow is beautifully restored and preserved to a time gone by. It has a storied past and was once a community grocery store and housed many wonderful Tallahasseeans, including the manager of the Tallahassee Cotton Gin! A beautiful corner lot and originally built as a duplex, the configuration lends itself to many possibilities and is multi-zoned. With a couple doorways closed off it can easily be a duplex again for long-term and/or AirBnB income potential. In its current layout, it can make for a great work/live situation or one large residence with incredible character and plenty of space and storage. Spacious rooms with amazing natural light in the upstairs provides ample opportunities for large bedrooms with sitting nooks or additional offices. A cute dog park is directly across the street and you are within walking distance to the Capital, the Department of Education, Gaines Street shops and eateries and the new FSU School of Business Legacy Hall coming soon!

Listing Courtesy of KETCHAM REALTY GROUP, INC.



Closed: 1

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Close Date	Close Price	Price per sq. ft.
 1 Closed <i>MLS ID: 338987</i> 415 Saint Francis St, #411	Condo/Townhouse/Apt.	3/4	2,250	871	2008	12/10/2021	\$399,500	\$178
<p>Luxury 3-story urban condo/townhome with park views in downtown Tallahassee! This upscale 3 BR/3.5 BA brick residence is just one block from the upcoming FSU College of Business Legacy Hall & close to the College of Law. Walking distance to many shops/restaurants! Upgrades galore for the discerning buyer including high ceilings, covered balconies, hardwood floors, Viking gas appliances, granite counters, Rennai hot water & more. Fully remodeled bathrooms! Turn-key living with HOA providing external maintenance and insurance. Desirable end-unit with 2 car garage. Hurry!!</p> <p><i>Courtesy of MILLENIA REALTY OF FLORIDA</i></p>								

About RPR (Realtors Property Resource)

- Realtors Property Resource® is a wholly owned subsidiary of the National Association REALTORS®.
- RPR offers comprehensive data – including a nationwide database of 164 million properties – as well as powerful analytics and dynamic reports exclusively for members of the NAR.
- RPR's focus is giving residential and commercial real estate practitioners, brokers, and MLS and Association staff the tools they need to serve their clients.
- This report has been provided to you by a member of the NAR.



About RPR's Data

RPR generates and compiles real estate and other data from a vast array of sources. The data contained in your report includes some or all of the following:

- **Listing data** from our partner MLSs and CIEs, and related calculations, like estimated value for a property or median sales price for a local market.
- **Public records data** including tax, assessment, and deed information. Foreclosure and distressed data from public records.
- **Market conditions and forecasts** based on listing and public records data.
- **Census and employment data** from the U.S. Census and the U.S. Bureau of Labor Statistics.
- **Demographics and trends data** from Esri. The data in commercial and economic reports includes Tapestry Segmentation, which classifies U.S. residential neighborhoods into unique market segments based on socioeconomic and demographic characteristics.
- **Business data** including consumer expenditures, commercial market potential, retail marketplace, SIC and NAICS business information, and banking potential data from Esri.
- **School data and reviews** from Niche.
- **Specialty data sets** such as walkability scores, traffic counts and flood zones.



Update Frequency

- Listings and public records data are updated on a continuous basis.
- Charts and statistics calculated from listing and public records data are refreshed monthly.
- Other data sets range from daily to annual updates.

Learn more

For more information about RPR, please visit RPR's public website: <https://blog.narrpr.com>

